



SouthForrest
Solicitors and Estate Agents



49 Blarmore Avenue, Inverness, IV3 8QT

- First-floor cottage flat.
- Double bedroom.
- Private driveway.
- Private entrance.
- Bathroom.
- Gas central heating.
- Lounge & kitchen.
- Private garden.
- Double glazing throughout.

Offers Over £110,000

An excellent opportunity to purchase a first floor, one-bedroom cottage flat in the popular Kinmylies area of Inverness offering a fantastic first-time buy or investment opportunity with well-proportioned rooms and a convenient location.

This property has its own private entrance which gives access to the stairs leading to the flat. The accommodation comprises the bright and spacious lounge, kitchen, one double bedroom and the bathroom completes the accommodation. This property also benefits from gas central heating and double glazing throughout.

Private outdoor space includes a fully enclosed rear garden which is laid to lawn. The driveway is shared with the neighbouring ground floor flat, however, is split directly down the middle to separate the two private driveways and gives access to the shed.

This property will appeal to a range of potential purchasers and early viewing is advised.

LOCATION

Situated in the established Kinmylies area of Inverness, this property offers an excellent location within the City. Local amenities such as convenience store, hair salon and pharmacy are all within walking distance. Larger supermarkets and other retail units are located a short drive away at Telford Retail Park. A comprehensive range of amenities are available in Inverness City Centre approximately 2.3 miles away.

Nearby leisure facilities include Kings Golf Club, Inverness Leisure Centre, and Inverness Ice Centre. The Caledonian Canal and Craig Phadrig are easily accessible from the property and offer pleasant walking routes through the local area.

Public transport offering routes across Inverness is available within walking distance. Other travel routes, including the A9 & A82, are easily accessible from the property.

DIRECTIONS

From Inverness City Centre head to Telford Roundabout and exit onto Telford Street, continue through traffic lights and roundabout, take a left at the next set traffic lights onto King Brude Road. Follow the road to the traffic lights and take a right onto Leachkin Road. At the roundabout take the 3rd exit onto Highfield Avenue and the first right onto Blarmore Avenue, follow the road and number 49 will be on your right-hand side, clearly sign posted with a South Forrest 'For Sale' board.

KEY POINTS

- Well-proportioned accommodation.
- Close to local amenities and schools.
- Transport links nearby.
- Ideal first-time buy.
- Investment opportunity.
- Easy access to City Centre.

ACCOMMODATION

STAIRWELL

Front door and stairs leading up to the flat.

LOUNGE

4.58 to 3.29 x 2.49 (15'0" to 10'9" x 8'2")

Bright and spacious lounge with front facing window windows allowing for an influx of natural light through the room and gives access to the hallway.



HALLWAY

1.76 x 1.28 (5'9" x 4'2")

Provides access to all living space, storage cupboard housing fuse box and loft hatch.



KITCHEN

2.68 x 1.48 (8'9" x 4'10")

Wall and base mounted cabinets, worktop space with stainless steel sink and draining board, space for white goods, integrated oven & grill, electric hob and extractor fan. Combi boiler and rear facing window overlooking the rear garden.



BATHROOM

1.71 x 1.59 (5'7" x 5'2")

Shower over bath, wash hand basin, WC, extractor fan, heated towel rail and side facing textured glass window.



REAR GARDEN

Private, fully enclosed rear garden laid to lawn.



BEDROOM

3.18 x 2.61 (10'5" x 8'6")

Good-sized double bedroom with fitted double wardrobe and rear facing window.





DRIVEWAY

The private driveway for No. 49 is the left-hand side of the driveway shared with No.47. The garden shed at the bottom of the driveway also belongs to No.49.



EXTRAS

Fitted floor coverings, light fittings, curtains, curtain poles/tracks, blinds, integrated appliances, white goods and garden shed are to be included in the sales price.

SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

EPC BAND

EPC Band C.

COUNCIL TAX BAND

The current council tax is Band B. Please be aware that this may be subject to change upon sale.

VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

61384.

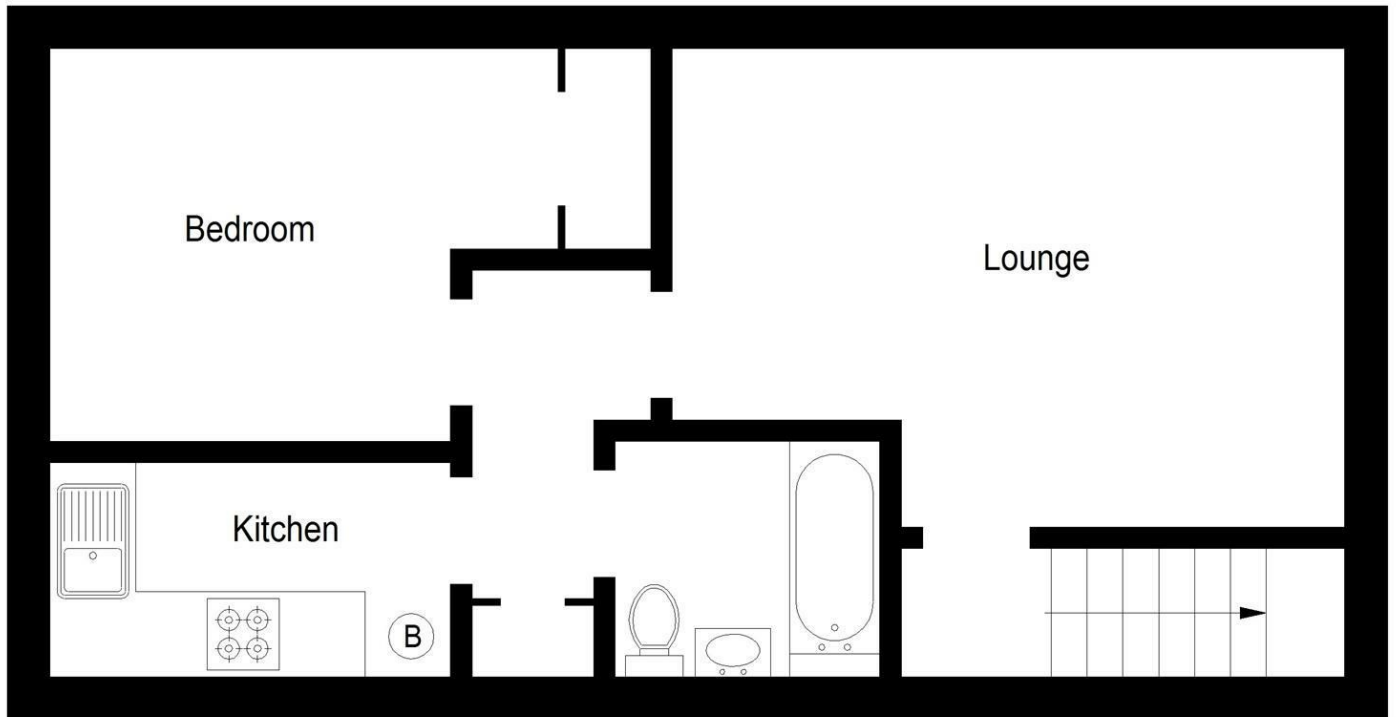


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